



BOARD OF EQUALIZATION

**PROPERTY TAX COMMITTEE MEETING MINUTES**HONORABLE KATHLEEN CONNELL, COMMITTEE CHAIR  
450 N STREET, SACRAMENTO

NOVEMBER 28, 2001, 1:30 P.M.

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**ACTION ITEMS & STATUS REPORT ITEMS****Agenda Item No: 1****Title:** Work Plan to Implement 2001 Property Taxes Legislation**Issue/Topic:**

Should the Board affirm the proposed plan to provide notification of 2001 legislation?

**Committee Discussion:**

The Committee discussed the need to inform interested parties of recently enacted legislation and agreed that staff's plan would accomplish that goal.

**Committee Action/Recommendation/Direction:**

The Committee concurred with staff's work plan to implement legislative changes.

**Agenda Item No: 2****Title:** Assessors' Handbook Section 511, *Assessment of Manufactured Homes and Parks***Issue/Topic:**Should the Board authorize publication of Assessors' Handbook Section 511, *Assessment of Manufactured Homes and Parks*?**Committee Discussion:**The Committee Chair described staff's recommendation to: 1) authorize publication of revised Assessors' Handbook Section 511, *Assessment of Manufactured Homes and Parks*, which combines the existing versions of Assessors' Handbook Section 511, *Assessment of Manufactured Homes* and Assessors' Handbook Section 512, *Assessment of Manufactured Home Parks*; and, 2) repeal the existing versions of Assessors' Handbook Sections 511 and 512.

**Committee Action/Recommendation/Direction:**

The Committee voted to recommend that the Board authorize publication of the revised Assessors' Handbook Section 511 and repeal the existing versions of Assessors' Handbook Sections 511 and 512.

**Agenda Item No: 3**

**Title:** Assessors' Handbook Section 581, *Equipment Index and Percent Good Factors*

**Issue/Topic:**

Should the Board authorize publication of Assessors' Handbook Section 581, as proposed by staff?

**Committee Discussion:**

Industry representatives spoke in support of staff's recommendation to average the index factors into one category within Tables 1 and 2, as well as staff's language describing that application of the index factors results in reproduction cost.

The Placer County Assessor, on behalf of the California Assessors' Association, expressed disagreement with staff's conclusion regarding application of the index factors.

**Committee Action/Recommendation/Direction:**

The Committee voted to recommend that the Board authorize publication of staff's recommended version of Assessors' Handbook Section 581.

**Agenda Item No: 4**

**Title:** Valuation of Section 515 Low-Income Housing Projects

**Issue/Topic:**

Should staff revise its guidance in Letter To Assessors 98/51 as to the calculation of the capitalization rate in valuing "Section 515" low-income housing properties?

**Committee Discussion:**

The Committee Chair described that litigation regarding this matter is currently pending in the Court of Appeal, and that oral arguments for pending litigation are set for January 11, 2002.

Industry representatives spoke in support of the Board changing its current guidance for valuing "Section 515" low-income housing properties. Representatives from the United States Department of Agriculture described the financing and other program provisions involving the Section 515 housing program.

County representatives spoke in support of delaying action on this issue pending the resolution of litigation in Kern and Siskiyou Counties.

**Committee Action/Recommendation/Direction:**

The Committee voted to delay action on this issue until the pending litigation is resolved.

Approved: /s/ Marcy Jo Mandel  
Kathleen Connell, Committee Chair

/s/ James E. Speed  
James E. Speed, Executive Director

**BOARD APPROVED**

At the 11/29/01 Board Meeting

/s/ Deborah Pellegrini  
Deborah Pellegrini, Chief  
Board Proceedings Division